

DISTRICT II ADVISORY BOARD AGENDA

November 14, 2016
6:30 p.m.

Fire Station #20
2255 S. Greenwich
Wichita, KS 67207

ORDER OF BUSINESS

Call to Order

Approval of Minutes for October 10, 2016

Approval of Agenda for November 14, 2016

Public Agenda

The public agenda allows members of the public to present issues not on the agenda to the Board. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled items

2. Off Agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

Staff Reports

3. Community Police Report

Community Police Officers for beat areas in District II will report on specific concerns.

Recommended Action: Receive and file

4. Fire Department Report

Fire Department Staff for fire stations in District II will report on specific concerns.

Recommended Action: Receive and file

5. Park and Recreation Department

Park and Recreation Staff for parks in District II areas will report on specific concerns.

Recommended Action: Receive and file

6. Wichita Public Library Report

Helen Rigdon, Senior Librarian, will report on events at the Comotara and Rockwell branches.

Recommended Action: Receive and file

7. Public Works Engineering Report

Public Works Engineering will give an update on District II projects.

Recommended Action: Receive and file.

New Business

8. **CON2016-00032:** **Bill Longnecker, Senior Planner, MAPD**, will present the request for City Conditional Use to permit a Tavern and Drinking Establishment and an Entertainment Establishment within 300 feet of residential zoning on property zoned LC Limited Commercial and generally located south of Waterman and east of Greenwich (300 S. Greenwich – Lizard’s Lounge).

Recommended Action:

9. **CON2016-00047:** **Bill Longnecker, Senior Planner, MAPD**, will present the request for City Conditional Use request for a Major Utility on LI Limited Industrial zoned property generally located west of North Webb Road on the northwest side of East 39th Street North and Toben Street.

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that the Conditional Use be **APPROVED**, for a major utility, specifically a Westar service center subject to the following conditions:

1. The site shall be developed, maintained and operated in substantial compliance with the approved site plan and in compliance with all applicable laws and regulations.
2. Compatibility height standards shall limit all light poles located within 200-feet of SF-5 zoning to 20 feet, including the base. All lighting shall be directed away from residential uses and zoning.
3. Compatibility height standards and setbacks shall be in effect.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

10. **ZON2016-00043 & CUP2016-00039:** **Kathy Morgan, Senior Planner, MAPD**, will present the request for City Zone Change from SF-5 Single Family Residential to LC Limited Commercial and a City CUP Amendment to DP-229, generally located south of Central and east of Greenwich.

Recommended Action: Based upon the information available at the time the report was prepared, staff recommends the zone change and amendments to CUP DP229 be **APPROVED** subject to the development guidelines of the amended CUP and the following conditions:

- A. The applicant shall record a CUP Certificate with the Register of Deeds indicating the annexed parcel has special conditions for the development of the properties.
- B. The applicant shall submit the recorded CUP Certificate and four final copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Board Agenda

11. Updates, Issues, and Reports

Report on activities, events, or concerns in the neighborhoods and/or District II.

- **Council Member Meitzner**
- **DAB Members**

Recommended Action: Provide comments/ take appropriate action

General Comments/ Announcements:

Next Meeting: The next meeting for District Advisory Board II will be at **6:30 p.m. on Monday, December 12, 2016, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.**

Adjournment